

APPENDIX D – ACV Disposal process note – Teignmouth Lido

Teignmouth Lido was successfully nominated as an Asset of Community Value on 23.01.25 under the Localism Act 2011.

The effect of the listing means that if the Council intends to sell the asset the Council's Spatial Planning and Delivery Service must be notified by way of a Section 95 Notice.

This triggers what is known as the Interim Moratorium Period. This lasts for a period of 6 weeks. Local Land Charges will contact the asset nominee in writing and publish the Council's intention to dispose of the asset locally and on its website etc so that relevant community interest groups can consider whether they would like to place a bid for the asset.

If a relevant community and voluntary group requests to be considered as a bidder, what is known as the Full Moratorium Period is launched, enabling the group to develop an offer to purchase. This lasts for a period of 6 months (which includes the 6-week Interim Moratorium as detailed above).

At the end of the Full Moratorium Period, or if no expression of interest is received from community and voluntary groups at the Interim Moratorium stage, the Council is free to dispose of its asset on the open market. If the Council does not dispose of the asset within 18 months of the date when it first gave notification of its intention to do so, the sale process will begin again.

As per Appendix E - "There is no community right to buy the asset, just to bid. This means that the local community bid may not be the successful one. The owner can, at the end of the moratorium, sell to whomever they choose for whatever price they choose. There is no requirement that a property owner must co-operate with a community bid, for instance by providing additional information about or assets of community value 9 Commons Library Research Briefing, 10 March 2022 access to the property. The owner is also at liberty to negotiate a sale with a preferred buyer during the moratorium period: but the sale cannot be concluded during that period."

[Localism Act 2011](#)